



Appendix C

Major Development Projects
in the Project Area

Table C-1
RELATED PRIVATE DEVELOPMENT PROJECTS

NAME	OWNER	PROPERTY SIZE	PROPOSED USES	STATUS
Otay Corporate Center South (E)	Pardee Construction Company	8.1 ha (20 ac)	Biological preserve and 0.4 ha (1 ac) industrial lot	Approved; mitigation/biological enhancement plan implemented
Pacific Gateway (F)	Pacific Scene, Inc.	34 ha (84 ac)	15 industrial lots	Approved; site remains undeveloped
Mesa Business Park (G)	Hsiu Corp.	13.8 ha (34.2 ac)	18 industrial lots	Approved; site remains undeveloped
Otay Heights Business Park (H)	Otay Heights, Ltd.	8.9 ha (22.1 ac)	10 industrial lots	No final map; site remains undeveloped
Otay Mesa Business Park (I)	Otay Mesa Business Park, Ltd	29.3 ha (72.5 ac)	23 industrial lots	Approved; site remains undeveloped
Brown Field Business Park (K)	Golden West Packing/ California Structures	62.7 ha (155 ac)	41 industrial lots	Approved; mostly completed
Empire Center (N)	Robinhood Homes, Inc. & Xinos Enterprises	32.7 ha (80.7 ac)	6 commercial lots	Approved; partially constructed
Otay Mesa Center (M)	Otay Mesa Partnership	7.9 ha (19.4 ac)	10 commercial lots	No final map; site remains undeveloped
Otay La Media Center (O)	Joseph G. Cox	14.2 ha (35 ac)	5-6 commercial lots	Approved; some improvements (road) in place
Otay Mesa International Plaza (R)	Otay Mesa International Plaza Ltd.	31.0 ha (76.7 ac)	10 commercial lots	Approved; site remains undeveloped
Robinhood Ridge	Robinhood Homes	112.5 ha (278 ac)	953 residential units	Approved; 739 homes built
Dennerly Ranch	Pardee Construction Co.	99.2 ha (245 ac)	1,316 residential units plus an elementary/neighborhood park site	339 homes built, still under construction
Hidden Trails	Paul Garrett	91.1 ha (225 ac)	558 residential units, portion of neighborhood park	Approved; under construction

Otay Ranch	Various entities	9,268 ha (22,900 ac)	Residential/commercial/industrial/park/ recreation uses	General Plan Amendment approved in 1992; various components are under construction; other components undergoing various stages of entitlement
American International Raceway		172 ha (426 ac)	70,000 spectator raceway, 800 vehicle overnight campground	Approved Major Use Permit; site remains undeveloped
East Otay Mesa Specific Plan	Various entities	816.2 ha (2,017 ac)	Industrial/business district, open space and infrastructure	Amendment for western half on Specific Plan Area (Subarea 1)
Otay Mesa Industrial Park (P)	San Diego Investments	16.4 ha (40.5 ac)	22 industrial lots	Approved; some improvements (roads) in place
Piper Ranch (Q)	Piper Ranch Assoc.	32.8 ha (81 ac)	24 industrial lots	Approved; site remains undeveloped
Otay Mesa III (S)	Otay Mesa III, Ltd.	30.8 ha (76.1 ac)	34 industrial lots	Approved; site remains undeveloped
San Diego Mesa (T)	Marvin Levin Land Co.	32.6 ha (80.6 ac)	41 industrial lots	Approved; site remains undeveloped
Jet Air (V)	Jet Air, Inc.	19.7 ha (48 ac)	24 industrial lots	Approved; site remains undeveloped
Otay Corporate Center North (D)	Pardee Const. Co.	72.4 ha (179 ac)	67 industrial lots	Approved; site remains undeveloped
California Terraces (B)	Pardee Const. Co.	269.1 ha (665 ac)	4,118 residential units, 1 middle school, 2 elem. schools, 1 community park, 2 neighborhood parks, 70.0 ha (173 ac) natural open space	Approved; partially graded, over 200 houses built

Santee Investments (C)	Santee Investments	51.4 ha (127 ac)	591 residential units, park, high school and commercial uses	Approved; site remains undeveloped
Remington Hills (A)	Environmental Development, Inc.	40.5 ha (100 ac)	252 residential units	Approved; site remains undeveloped
Otay International Center (OIC) II (X)	Otay International Center	68.6 ha (169.4 ac)	industrial, business, commercial uses	Approved; site is largely built out
OIC Lot 7 (Y)	Otay International Center	33.5 ha (82.7 ac)	Industrial lots	Approved
Border Business Park (U)	Border Business Park, Inc. and American International Enterprises	126.4 ha (312.3 ac)	152 industrial lots	Final Map; partially developed
Airway International Business Park (W)	Rampart Ltd./ Corsia Ltd.	7.4 ha (18.3 ac)	31 industrial lots	Approved; site remains undeveloped
MCA/Coors Amphitheater	Los Alisos Development Co.	29.3 ha (72.5 ac)	Commercial amphitheater	Approved; in operation

Table C-2
RELATED PUBLIC DEVELOPMENT PROJECTS

PROJECT NAME	TYPE OF PROJECT	PLANNED YEAR OF COMPLETION
Otay Mesa Road (OMR) Widening	Widening of OMR from four lanes to six between existing Route 905 and interim Route 905	Completed
Route 125	Completion of Route 125 between Route 905 and Route 94	2010
Route 11	Potential future connection between Route 905/Route 125 interchange and a future East Otay Mesa border crossing	2015
Chula Vista/Interstate 805 Interchanges I-805/Telegraph Canyon Road I-805/Palomar Street I-805/Orange Avenue (Olympic Parkway)	Interchange improvements Development of new interchange Interchange improvements	Completed On hold pending regional transportation needs 2003
Otay Lakes Road/La Media Road	Regional arterial extension between Route 905 and Bonita Road	2015
East Otay U.S./Mexico Border Crossing	Development of New international border crossing located approximately two miles east of Otay Mesa Port-of-Entry	2030
R.J. Donovan Prison Expansion	Expansion of state prison	Cancelled
Otay Valley Regional Park Focused Planning Area	Open space/recreational (athletic complex)	No planned date
Pipeline 2000	Transmission pipeline	Completed
Otay Mesa Pipeline Extension	Transmission pipeline	Completed
International Wastewater Treatment Plant	Wastewater treatment facility	Operational since January 1999
Former Otay Corporate Center South Property	Biological preserve	Created in 1998
U.S. Marshal's Seized Vehicle Storage Facility	12.5 ha (31 ac) vehicle storage lot and office building	1998
Brown Field Border Patrol Station	Office buildings and support facilities	Complete
San Diego and Arizona Eastern Railway	Repair and reuse of existing train track for freight transit along U.S.-Mexico international border from San Diego to Imperial Valley	Spring 2004

Table C3
DEVELOPMENT PLANS AND PROPOSALS

NAME	JURISDICTION	PROPOSED USES	WETLANDS*	WATERS OF THE STATE/U.S.	FEDERAL-LISTED SPECIES	SENSITIVE HABITATS**	AIR QUALITY	WATER QUALITY	STATUS***
Jet Air ¹	City of San Diego	24 industrial lots on 19.4 hectares (48 acres).	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	TM 86-1030 and TM 91-0731 were approved, but are likely expired; site remains undeveloped.
San Diego Mesa ²	City of San Diego	41 industrial lots on 32.6 hectares (80.6 acres).	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Final Map 86-1006 was approved, but is likely expired; site remains undeveloped.
Otay Mesa International Plaza ⁴	City of San Diego	10 commercial lots on 31 hectares (76.7 acres).	No resources identified.	No resources identified.	No resources identified.	Vernal pool location (unspecified size) located southwest of the project site; how-ever, does not support vernal pool species or contribute to watershed vernal pool complex.	No significant impacts identified.	No significant impacts identified.	Final Map 86-1021 was approved; site remains undeveloped.
Piper Ranch ⁵	City of San Diego	32.8 industrial lots on 33 hectares (81 acres).	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved; site under construction.
Otay Mesa Industrial Park ⁶	City of San Diego	22 industrial lots on 16.4 hectares (40.5 acres).	No resources identified.	No resources identified.	No resources identified.	No resources identified.	Information not available from City.	Information not available from City.	Approved; completed.
Otay La Media Center ⁷	City of San Diego	12 industrial lots on 17 hectares (41 acres).	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved; partial construction.
Otay Ranch ⁸	County of San Diego; City of Chula Vista	9,268 hectares (22,900 acres) to be developed for residential/commercial/ industrial/park/ recreational uses.	510 acres will be impacted, including baccharis scrub, tamarisk scrub, mule fat scrub, alkali meadow southern live oak riparian forest, sycamore alluvial woodland, southern willow scrub, freshwater marsh and aquatic habitat.	Waters of the State/U.S. are present, but were not delineated. Specific impacts will be determined in conjunction with specific development proposals for each village in the Otay Ranch area.	Least Bell's vireo; coastal California gnatcatcher; San Diego and Riverside fairy shrimp; Quino checkerspot. Impacts to sensitive plants would include San Diego button-celery, California Orcutt grass, Otay mesa mint, Otay tarplant, and spreading navarretia.	128 acres of vernal pools, 6,244 acres of Diegan coastal sage scrub, 169 acres of maritime succulent scrub, 8 acres of southern interior cypress, 17 acres of coast live oak wood and 252 acres of valley needlegrass grassland will be impacted.	Significant impacts from construction, mobile and stationary sources and power plant sources would occur.	Impacts to ground and surface water would be potentially significant without mitigation.	General Plan Amendment approved in 1992; various components under construction; other components undergoing various stages of entitlement.

NAME	JURISDICTION	PROPOSED USES	WETLANDS*	WATERS OF THE STATE/U.S.	FEDERAL-LISTED SPECIES	SENSITIVE HABITATS**	AIR QUALITY	WATER QUALITY	STATUS***
Otay International Center (OIC) II	City of San Diego	Industrial, business, commercial uses on 68.6 hectares (169.4 acres).	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved; development largely completed.
OIC Lot 7 ¹⁰	City of San Diego	Industrial lots on 33.5 hectares (82.7 acres).	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved; completed.
Remington Hills ¹¹	City of San Diego	252 single-family residential units, streets and open space on 40.5 hectares (100 acres).	No resources identified.	No delineation available.	Peregrine falcon; coastal California gnatcatcher.	3.6 acres of maritime succulent scrub and 12.4 acres of Diegan sage scrub will be impacted.	Cumulative significant impacts or non-attainment of clean air standards may result if considered in conjunction with other new developments.	No significant impacts identified.	Approved; first phase (200 homes) built.
Riviera del Sol ¹²	City of San Diego	123 single-family residences, 630 multi-family residences, 3.0-acre self-storage facility, a 4.9-acre neighborhood park, and preservation of 24 acres of open space.	No resources identified.	No resources identified.	Coastal California gnatcatcher; Otay tarplant (90 individuals).	5.95 acres of coastal sage scrub, 16.3 acres of maritime succulent scrub, 62.76 acres of non-native grassland.	No significant impacts identified.	Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil or other noxious chemicals may occur. Mitigation required to ensure significant impacts reduced to acceptable levels.	Approved; construction nearly completed.
Otay Mesa Road Widening ¹³	City of San Diego	Widening of Otay Mesa Road from 4 to 6 lanes between existing Route 905 and interim Route 905.	Impact to 1.4 acres of disturbed wetlands in portions of Spring Canyon and west of La Media Road.	Project implemented under an ACOE Nationwide Permit due to wetland and non-wetland Waters of the U.S. impacts. A 1601 Streambed Alteration Agreement from CDFG was also required.	San Diego fairy shrimp and Riverside fairy shrimp, Quino checkerspot.	1.1 acres of Diegan coastal sage scrub, 0.9 acre of vernal pool area, 0.67 acre of vernal pool watershed, and 0.13 acre of low quality freshwater marsh will be impacted.	No significant impacts identified.	Potential significant impacts to surface and/or groundwater quality may result from on-site contaminated soils, construction-related hazardous materials and disposal of extracted groundwater.	Approved; completed.

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Santee Investments ¹⁴	City of San Diego	591 residential units, park, 230,000-square-foot high school on 50 acres, and commercial uses on 51.4 hectares (127 acres).	Impact to 0.06 acre of riparian habitat.	. Section 404 permit from ACOE and 1603 Streambed Alteration Agreement from CDFG required due to riparian impacts.	Residential development impacts coastal California gnatcatcher; high school development impact to San Diego Fairy shrimp and documented historic population of spreading navarretia.	Direct residential development impacts to 14.6 acres of maritime succulent scrub and unspecified area of raptor foraging (non-native grassland). High school development impacted 1,684 road pools with San Diego fairy shrimp and two historic vernal pools.	No significant impacts identified.	Increased runoff into Spring Canyon would have a cumulative impact on development within Mexico due to lack of flood control facilities and the proximity of homes to drainage. Urban pollutants would have a significant cumulative impact on water quality.	Approved; high school built.
California Terraces ¹⁵	City of San Diego	4,118 residential units, 1 middle school, 2 elementary schools, 1 community park, 2 neighborhood parks, 70.0 hectares (173 acres) of natural open space. Total of 269.1 hectares (665 acres).	No wetland habitat was identified in the EIR.	Permits were required from CDFG and ACOE for impacts to Waters of the State/U.S.	Coastal California gnatcatcher, San Diego and Riverside fairy shrimp, Otay tarplant, San Diego button-celery.	7.1 acres of maritime succulent scrub and 6.6 acres of Diegan coastal sage scrub will be impacted.	Contribute to non-attainment of clean air standards. Long-term emissions of criteria pollutants (ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide and suspended 10-micron particulate matter) due to increases in traffic and inadequate flow.	No substantive impacts on ground or surface water.	Approved; over 970 homes, K-8 school and community park built.
Otay Corporate Center North ¹⁶	City of San Diego	67 industrial lots on 72.4 hectares (179 acres).	No resources identified.	No resources identified.	No resources identified.	23.4 acres of Diegan coastal sage scrub and 10.3 acres of vernal pool habitat will be lost; 100.3 acres of non-native grassland will be impacted.	No significant impacts identified.	Project-generated effects of increased runoff, sedimentation and erosion potentially significant. Short-term impacts from development include increased erosion and siltation due to grading and construction. Long-term impacts include increased erosion and runoff, decrease in runoff water quality and decrease in quantity of groundwater rejuvenation.	Vesting TM 99-0847 was approved. Site is partially developed.

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Otay Corporate Center South ¹⁷	City of San Diego	8.1 hectares (20 acres). Northern portion of this lot has been dedicated as biological preserve. Within the remainder, a 0.4-hectare (1-acre) industrial lot has been created.	2.1 acres of intermittent manufactured wetland.	No delineation available.	No resources identified.	2.2 acres of maritime succulent scrub and 6.2 acres of disturbed Diegan coastal sage scrub will be impacted.	No significant impacts identified.	Potential significant water quality and erosion impacts could occur as a result of the proposed project. Inclusion of a storm-water retention basin could reduce, though not eliminate, the possibility for impacts.	Approved; mitigation/ biological enhancement implemented in northern portion of parcel.
Otay Mesa Center ¹⁸	City of San Diego	7.9 hectares (19.4 acres) subdivided into 10 commercial lots.	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Final Map 92-0782 was approved, but the site remains undeveloped.
Pacific Business Park ¹⁹	City of San Diego	32.7 hectares (80.9 acres) subdivided into 40 industrial lots.	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Final Map 88-1204 was approved; site remains undeveloped.
Otay Heights Business Park ²⁰	City of San Diego	8.9 hectares (22.1 acres) subdivided into 10 industrial lots.	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved; site under construction.
Brown Field Business Park ²¹	City of San Diego	62.7 hectares (155 acres) subdivided into 41 industrial lots.	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved; mostly developed.
Airway International Business Park ²²	City of San Diego	7.4 hectares (18.3 acres) subdivided into 31 industrial lots.	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Final Map 86-1020 was approved; site remains undeveloped.
Otay Mesa III ²³	City of San Diego	30.8 hectares (76.1 acres) subdivided into 34 industrial lots.	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	TM 87-0305 was approved but is likely expired; site remains undeveloped.
Empire Center ²⁴	City of San Diego	32.7 hectares (80.7 acres) subdivided into 6 commercial lots.	A drainage channel transected the site in a west to east direction where remnant freshwater marsh species were found.	404 Nationwide Permit issued by the Army Corps of Engineers (ACOE).	No resources identified.	11.5 acres of vernal pool habitat and an unreported amount of San Diego button-celery would be impacted.	No significant resources identified.	No significant resources identified.	Approved; partially constructed.
Pacific Gateway ²⁵	City of San Diego	34.0 hectares (84 acres) subdivided into 15 industrial lots.	No resources identified.	No resources identified.	No resources identified.	0.5 acre of disturbed vernal pool habitat and an unreported amount of maritime succulent scrub containing San Diego sunflower and coast barrel cactus will be impacted.	No significant impacts identified.	No significant impacts identified.	Approved; site under construction.

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Mesa Business Park ²⁶	City of San Diego	13.8 hectares (34.2 acres) subdivided into 18 industrial lots.	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved; site partially developed; under construction.
State Route 11/ East Otay U.S./ Mexico Border Crossing ²⁷	County of San Diego; Caltrans; U.S. General Services Administration	Approximately 2-mile freeway and East Otay Mesa POE, plus a separate truck route.	Jurisdictional wetland habitat present in the study area includes freshwater marsh, mule fat scrub, disturbed wetland and tamarisk scrub. Impacts not yet known.	Potential for impacts to Waters of the State/U.S. Specific impacts not yet known.	Potential for impacts to Quino checkerspot; San Diego and Riverside fairy shrimp.	Vernal pools, Coastal sage scrub and native and non-native grassland habitat are present in the study area. Impacts are not yet known.	No studies completed.	No studies completed.	Project is still in early planning stage.
State Route 125 ²⁸	County of San Diego; Caltrans; City of Chula Vista; City of San Diego	Completion of Route 125 between Route 905 and Route 94.	5.26 acres of wetland will be impacted.	1601 permit received June 11, 1999. Other permits pending review.	San Diego fairy shrimp, Coastal California gnatcatcher, least Bell's vireo, Quino checkerspot butterfly, 7,000 individuals of Otay tarplant, and 4 locations of spreading navarettia.	2 acres of vernal pool habitat, 60.5 acres of coastal sage scrub, 13.7 acres of maritime succulent scrub.	No significant impacts identified.	No significant impacts identified.	Construction planned to be completed 2010.
Chula Vista/ Interstate 805 Interchanges ²⁹	City of Chula Vista; Caltrans	Interchange improvements and development of new interchange within the City of Chula Vista.	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant cumulative long-term effects identified. Short-term impacts from construction anticipated, but will be mitigated.	Construction completed for I-805/ Telegraph Canyon Road interchange; I-805/Palomar Street interchange on hold pending regional transportation needs; construction to be completed in 2006 for I-805/ Orange Avenue interchange.
U.S. Marshals Seized Vehicle Storage Facility ³⁰	City of San Diego	12.5-hectare (31-acre) project for use as vehicle storage lot and office building.	No resources identified.	No resources identified.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified. NPDES required.	Approved. Construction completed in 1998.

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International Wastewater Treatment Plant ³¹	United States Environmental Protection Agency	Wastewater treatment facility	Unspecified impacts to the Tijuana estuary and its connecting sloughs and branches.	ACOE permit required.	Endangered species potentially affected: blue whale, finback whale, humpback whale, pacific right whale, Sei whale, sperm whale, American peregrine falcon, California brown pelican, California least tern, light-footed clapper rail, southern bald eagle, green sea turtle, leather-backed turtle, loggerhead sea turtle, Pacific ridley.	Unspecified impacts to estuarine and marine biology, namely, wetland habitats of the Tijuana estuary and the marine habitats of the Pacific Ocean for state and federal-listed endangered species.	Regional air quality standards (RAQs) have been met for each alternative and none is growth-inducing. Feasible and available air quality control measures are dependent upon the adopted alternative.	NPDES permit required. Water quality effects dependent upon the adopted alternative. The Plant must maintain an effluent concentration of total residual chlorine of less than 200 µg/l to remain below the State Ocean Plan limit of 2 µg/l for receiving waters. NPDES permit required.	Operational since January 1999.
R. J. Donovan State Prison Expansion ³²	County of San Diego; California Department of Corrections	Expansion of State Prison.	0.3 acre of riparian wetland habitat would be impacted.	Prior to impact, a Section 1601 permit is required. Impacts to Waters of the U.S. are less than one acre; it is likely that the impacts are covered by the Nationwide permit process and pre-discharge notification would be required.	Coastal California gnatcatcher, San Diego fairy shrimp.	2.5 acres of coastal sage scrub, 0.3 acre of southern willow scrub, 80.6 acres of ruderal habitat and 7.6 acres of disturbed habitat would be impacted.	Carbon monoxide emissions from the implementation of the proposed project would be considered significant. RAQs require all available transportation control measures (TCMs) be incorporated where possible. Short-term construction-related impacts may exceed significance thresholds.	Groundwater quality is poor and not utilized as a potable source. Surface grading, drainage alteration and stormwater runoff may substantially impact water quality without mitigation.	Cancelled.
1980 Brown Field Master Plan ³³	City of San Diego	Cargo focused aviation on 456.8 hectares (1,128.8 acres).	Approximately 7 acres of wetlands have been documented on-site as riparian scrub, southern willow scrub, freshwater marsh, mule fat scrub, tamarisk scrub and open water. Impacts would depend on future specific development proposals.	No non-wetland Waters of the U.S. have been identified on-site. Portions of the on-site wetlands are ACOE and CDFG jurisdictional.	Documented resources on-site include San Diego and Riverside fairy shrimp. Otay Mesa mint is located 1,600 yards northeast of the airport, but may not be impacted. Specific impacts to be determined in conjunction with specific development proposals.	Vernal pools are located 1,600 yards northeast of the airport, but no impacts are expected. Approximately 1.7 acres of coastal sage scrub and 320 acres of native grassland are documented on the property. Specific impacts will be determined in conjunction with future development proposals.	Increased emissions of criteria pollutants from aircraft, cars and stationary sources will have significant long-term impacts.	No significant impacts were identified; future specific projects must comply with current water quality permits and regulations.	Continued development of airport uses is anticipated under this adopted Master Plan.

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Robinhood Ridge ³⁴	City of San Diego	953 residential units on 112.5 hectares (278 acres).	No resources identified.	Impacts to 0.2-acre non-wetland Waters of the U.S. occurred under an ACOE Nationwide Permit. A Streambed Alteration Permit was also obtained from CDFG.	San Diego and Riverside fairy shrimp, coastal California gnatcatcher, Otay tarplant.	1.76 acres of Maritime succulent scrub, 95.35 acres of Diegan coastal sage scrub, 18.95 acres of non-native grass-lands, 3,354 square feet of vernal pools and road pools occupied with sensitive fairy shrimp (71 total pools) will be impacted.	No significant impacts identified.	Significant short-term impacts could occur during grading and construction. Significant long-term impacts related to impervious surfaces and a substantial increase in urban activities may result.	Approved; 739 homes built.
Otay Lakes Road/La Media Road ³⁵	City of Chula Vista	Regional arterial extension between Route 905 and Bonita Road.	Not available.	Not available.	Not available.	Not available.	Not available.	Not available.	Construction to be completed in 2015.
OtayValley Regional Park Focused Planning Area ³⁵	County of San Diego	Open space/recreational (athletic complex)	Not available.	Not available.	Not available.	Not available.	Not available.	Not available.	No planned date.
Pipeline 2000 ³⁵	Otay Water District	Transmission pipeline.	Not available.	Not available.	Not available.	Not available.	Not available.	Not available.	Completed.
Otay Mesa Pipeline Extension ³⁵	Otay Water District or County of San Diego	Transmission pipeline.	Not available.	Not available.	Not available.	Not available.	Not available.	Not available.	Completed.
Otay Mesa Business Park ³⁶	City of San Diego	23 industrial lots on 29.3 hectares (72.5 acres).	No resources identified.	No delineation available.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Final Map 86-1019 was approved; site remains undeveloped.
MC/Coors Amphitheater ³⁷	City of Chula Vista	29.3 hectares (72.5 acres) for commercial amphitheater.	No resources identified.	No delineation available.	No resources identified.	No resources identified.	No significant impacts identified.	No significant impacts identified.	Approved and constructed; in operation.
Dennery Ranch ³⁸	City of San Diego	99.2 hectares (245 acres) for development of 1,316 residential units plus an elementary/ neighborhood park site.	No resources identified.	No delineation available.	8 pairs of Coastal California gnatcatchers and 3 pairs of cactus wren.	89.5 acres of maritime succulent scrub/coastal sage scrub, 3 acres of cholla thicket, 6.2 acres of riparian scrub and 18.1 acres of annual grassland will be impacted.	Cumulative impacts to overall air quality attainment.	No significant impacts identified.	339 homes built; still under construction.
Hidden Trails ³⁹	City of San Diego	91.1 hectares (225 acres) to construct 558 residential units, portion of neighborhood park.	0.34 acre of wetlands will be impacted.	ACOE Section404 Permit and CDFG Section1603 Streambed Alteration Agreement required.	Coastal California gnatcatcher, cactus wren.	112.2 acres of maritime succulent scrub, 43.7 acres of non-native grassland and two cholla thickets will be impacted.	Increased daily traffic will significantly impact air quality and exceed threshold levels for carbon monoxide, nitrogen oxides and hydrocarbons.	Significant impacts as a result of increased pollutants associated with urban runoff and an increase in impervious surfaces due to developments	Approved; under construction.

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East Otay Mesa Specific Plan ⁴⁰	County of San Diego	3,374 acres designated for primarily industrial and commercial development. No specific development proposals are included in this plan.	The specific plan area contains riparian areas, but does not include a wetland delineation. Specific impacts will depend upon future development proposals.	Waters of the State/U.S. are present within the specific plan area. Specific impacts will depend upon future development proposals.	Quino checkerspot butterfly, San Diego fairy shrimp. Possibly Riverside fairy shrimp and other species. Policies included to minimize impacts to such species and their habitat.	Specific Plan indicates presence of sensitive habitats, including vernal pools, Diegan coastal sage scrub, riparian areas and non-native grasslands. The plan includes adjacency standards for Otay Valley Regional Park and open space design. High consideration to conservation of natural features and vegetation through dedication of open space easements and preservation of the most sensitive areas. Biological open space areas will be preserved on and off site.	Buildout according to the Specific Plan will increase air pollution emissions due to vehicles and industrial sources.	Specific Plan will result in increased pollutants associated with urban runoff and an increase in impervious surfaces due to developments. Policies included in plan to minimize impacts to water quality.	Approved; specific development proposals may follow and will be subject to CEQA review.
San Diego and Arizona Eastern Railway ⁴¹	SANDAG	Repair and reuse of existing train track for freight transit along U.S.-Mexico international border from San Diego to Imperial Valley.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	No CEQA document was required. Project approved and in operation.
Las Californias Industrial Project ⁴²	City of San Diego	27.7-hectare (68.5-acre) industrial subdivision.	No wetland impacts assessed.	No impacts to Waters of the State/U.S.	No sensitive species were identified on site.	Project would impact 0.4 acre of non-native grassland.	Impacts were assessed as less than significant.	Potentially significant but mitigable impacts were identified.	Mitigated Negative Declaration prepared; project is pending approval.

* Does not include vernal pools, which are addressed under Sensitive Habitats.

**Excluding wetlands, which are addressed separately under Wetlands.

***Status given as of March, 2004.

¹Source: Jet Air Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-1030, October 22, 1987.

²Source: San Diego Mesa Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-1006, May 22, 1987.

³Source: San Diego Air Commerce Center at Brown Field Airport Master Plan Environmental Impact Report/Environmental Assessment 96-7678, 1999, as summarized in Appendix C, pages C-18 to C-20.

⁴Source: Otay Mesa International Plaza Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-1021, May 12, 1987.

⁵Source: Piper Ranch Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-0934, February 26, 1987.

⁶Source: Otay Mesa Park Mitigated Negative Declaration, City of San Diego Planning Department, Development and Environmental Planning Division, EQD No. 85-0834, March 7, 1986.

⁷Source: La Media Business Park Initial Study, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-0979, March 13, 1986.

⁸Source: Otay Ranch Final Program Environmental Impact Report, Volume 2, County of San Diego and City of Chula Vista, December 1992; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.

⁹Source: Otay International Center (OIC) Environmental Impact Report, City of San Diego Planning Department, Environmental Quality Division, February 4, 1988; Attachment B/Revised Table 1-3 Development Plans and Proposals, www.dot.ca.gov/dist11/facts/125toll.htm, Caltrans, SR 125 Project, December 1999, updated May 2000.

¹⁰Source: Attachment B/Revised Table 1-3 Development Plans and Proposals, www.dot.ca.gov/dist11/facts/125toll.htm, Caltrans, SR 125 Project, December 1999, updated May 2000.

¹¹Source: Remington Hills Environmental Impact Report, City of San Diego Development Services Department, Development and Environmental Planning Division, DEP No. 93-0140, April 20, 1995; State Route 905 Environmental Impact Statement/Report Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.

¹²Source: Riviera del Sol Precise Plan, Robert Bein, William Frost and Associates, October 22, 1999; Riviera del Sol Mitigated Negative Declaration, City of San Diego Development Services Department, Land Development Review Division, LDR No. 98-0762, October 21, 1999.

¹³Source: Otay Mesa Road Widening Final Environmental Impact Report, City of San Diego Development Services Department, Land Development Review Division, DEP No. 95-0101, November 25, 1996; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.

¹⁴Source: Santee Investments Environmental Impact Report, City of San Diego Planning Department, Development and Environmental Planning Division, DEP No. 88-0403, May 10, 1991; Addendum to the Santee Investments-Otay Mesa Precise Plan Environmental Impact Report for the Acquisition of an Approximately 50-acre Site to be Developed as a High School, City of San Diego Planning Department, Development and Environmental Planning Division, January 16, 1998; Sweetwater Union High School District Biological Assessment for High School on Otay Mesa, HELIX Environmental Planning, Inc. July 1999.

¹⁵Source: California Terraces Precise Plan, Project Design Consultants, April 1994, Revised January 1997.

- ¹⁶Source: Otay Corporate Center South Environmental Impact Report, City of San Diego Planning Department, Development and Environmental Planning Division, DEP No. 88-1144, November 2, 1992; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ¹⁷Source: Otay Corporate Center South Environmental Impact Report, City of San Diego Planning Department, Development and Environmental Planning Division, DEP No. 89-0302, October 13, 1992.
- ¹⁸Source: Otay Mesa Center Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 85-0506, October 30, 1985; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ¹⁹Source: Pacific Business Park Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 88-1204, February 6, 1989; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ²⁰Source: Otay Heights Business Park Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD no. 88-0278, July 13, 1988; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ²¹Source: Brown Field Business Center Negative Declaration, City of San Diego Planning Department, Development and Environmental Quality Division, EQD No. 86-0780; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ²²Source: Airway International Business Park Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 87-0305, October 23, 1987; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ²³Source: Otay Mesa III Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-1020, May 12, 1987; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ²⁴Source: Empire Centre Parcel Map Initial Study, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-0526, October 2, 1986; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ²⁵Source: Pacific Gateway Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-0413, September 26, 1986; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ²⁶Source: Mesa Business Park Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD 86-0243, July 1, 1986; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ²⁷Source: HELIX Environmental Planning, Inc., Environmental Consultants for State Route 11 Environmental Constraints Studies, August 16, 2000.
- ²⁸Source: Route 125 South Summary, Caltrans, 1999; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004, Final Mobility 2030 Transportation Plan for the San Diego Region, April 2003.
- ²⁹Source: Interstate 805/Telegraph Canyon Road Interchange Preliminary Environmental Assessment, HELIX Environmental Planning, Inc. November 20, 1997; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004; Chuck Davis, California Department of Transportation, District 11, 2004.
- ³⁰Source: U.S. Marshals Service Mitigated Negative Declaration, City of San Diego Development Services Department, Land Development Review Division, LDR No. 96-7579, November 6, 1997; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ³¹Source: Draft Supplemental Environmental Impact Statement for the International Boundary and Water Commission International Wastewater Treatment Plant Interim Operation, U.S. Environmental Protection Agency and the International Boundary and Water Commission, September 1996; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004; Charles Fisher, U.S. International Boundary Water Commission, 2004.
- ³²Source: California State Prison San Diego County III Draft Environmental Impact Report, State Clearinghouse No. 94081024, Vols. I-III, June 1995; State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004; Pete Flores, R. J. Donovan Prison, 2003.
- ³³Source: Brown Field Airport Master Plan and Comprehensive Land Use Environmental Impact Report, City of San Diego Planning Department, Environmental Quality Division, EQD No. 80-09-33C, April 27, 1987; Brown Field Airport Master Plan Report, CH2M Hill, May 1980; Master Plan Update Brown Field Airport, P & D Technologies, April 1992; San Diego Air Commerce Center Biological Technical Report, HELIX Environmental Planning, Inc., July 1999. State Route 905 Socioeconomic Technical Study, HELIX Environmental Planning, Inc., 2004.
- ³⁴Source: Robinhood Ridge Environmental Impact Report, City of San Diego Development Services Department, Land Development Review Division, LDR No. 98-0189, June 25, 1998; Department of the Army Nationwide Permit Authorization, October 23, 1998. City of San Diego Long Range Planning, Stallheim, pers. comm., 2003.
- ³⁵Source: Environmental documents for these projects were not available from the City of San Diego, City of Chula Vista, County of San Diego, or the Otay Water District; Dave Kaplan, City of Chula Vista, 2002.
- ³⁶Source: Brown Field Technology Center (formerly Otay Mesa Business Park) Mitigated Negative Declaration, City of San Diego Planning Department, Environmental Quality Division, EQD No. 86-1019, May 4, 1987.
- ³⁷Source: MCA Chula Vista Amphitheater Environmental Impact Report, City of Chula Vista, SCH No. 95031073, August 1995.
- ³⁸Source: Dennery Ranch Environmental Impact Report, City of San Diego Planning Department, Development and Environmental Planning Division, DEP No. 88-0785, April 14, 1993; City of San Diego Long Range Planning, Stallheim, pers. comm., 2003.
- ³⁹Source: Hidden Trails Environmental Impact Report, City of San Diego Planning Department, Development and Environmental Planning Division, DEP No. 89-0739, November 13, 1992; City of San Diego Long Range Planning, Stallheim, pers. comm., 2003.
- ⁴⁰Source: Draft East Otay Mesa Specific Plan, County of San Diego, 2002.
- ⁴¹Source: Mike Hix, SANDAG, who indicated no environmental impacts occurred because all work was within existing railroad right-of-way, May 7, 2004.
- ⁴²Source: Tammy Ching, HELIX Environmental Planning, Inc., 2004.